

Correspondence

Item No. 3a

2808 and 2812 Ocean Boulevard Lot Merger

PA2011-141

Marion C. Grant  
213 Jasmine Avenue  
Corona Del Mar, CA 92625

March 20, 2011

Sent via Email

Michael Toerge - Chair  
Planning Commission  
City of Newport Beach  
3300 Newport Blvd.  
Newport Beach, CA 92663

**RE: Lot Merger  
2808 Ocean Blvd.  
2812 Ocean Blvd.**

Dear Mr. Toerge,

As a property owner in Corona del Mar ( 213 Jasmine Avenue) I want to inform you that I am in support of the proposed Lot Merger located at 2808 and 2812 Ocean Blvd.

I do not know or have any relationship with Mr. Guida. However, I have reviewed the proposed plans for the property and believe that the restrictions he is willing to place on himself are well beyond what should be required to obtain a lot merger. I believe ultimate home on these merged lots is well within the scale and the feeling of our neighborhood.

Our personal residence was accomplished by a lot line adjustment in which the then owner adjusted two existing lots one which was 30' in width and the other which was 50' in width. Our newly constructed home now resides on a 40' lot in width. We would not have built a new home without a lot line adjustment.

Corona Del Mar being an older community which is considered one of the most prestigious places in Orange County to live, lot mergers and lot line adjustments are part of the process of bringing the community up to the modern day standards it deserves and homebuyer's desire.

I personally believe the two homes that currently exist on the lots the Guida's purchased need to be removed and are an eyesore. I applaud the Guida's efforts to upgrade the property and bring it up to the current city standards that prominent Ocean Blvd. area deserves.

I support the lot merger, the upgrade of the property, and hope that both the Planning Commission and City Council will approve this proposal. Our community deserves the area to be cleaned up and improved in a fashion that is in keeping with beautiful Ocean Blvd., as well as, having a home which meets the current building, safety and energy codes.

Thank you for considering my thoughts.

Sincerely,

Marion C. Grant